

**BUILDING CODE SUMMARY**

St. John Street Parking Garage  
Building Address: Portland, ME

**APPLICABLE CODES (Per MUBEC: Maine Uniform Building and Energy Code)**

|                 |   |
|-----------------|---|
| Building        | IBC 2015 (International Building Code)                                |
| Electrical      | IEBC 2009 (International Existing Building Code)                      |
| Fire Protection | National Electrical Code 2009   |
| Mechanical      | NFPA Life Safety Code 2009 and NFPA 1 Uniform Fire Code 2003          |
| Plumbing        | International Mechanical Code 2009 (ISH/IMAE 02.1 2007 and 90.1 2007) |
| Energy          | Maine State Internal Plumbing Code (LIPC 2009)                        |
| Accessibility   | IECC 2009 (International Energy Conservation Code)                    |
|                 | ADA 2010 (Americans With Disabilities Act)                            |

**PROJECT DESCRIPTION:**

|  |   |
|--|---|
| New Construction - Open Parking Garage | Meets IBC 406.5 and NFPA 101: 3.3.254.6               |
| Proposed Construction Type:            | Type I B / NFPA II (222)                              |
| Gross Area Per Tier:                   | 90,800 +/-  |
| Height:                                | 8 Tiers / 96'-3" (Top of Speed Ramp Roof Double Tees) |
| Use Group IBC:                         | Open Parking Garage Section 406                       |
| Use Group NFPA:                        | Open Parking Garage Chapter 42.8                      |
| High Rise Requirements                 | Exemptions for Parking Garages                        |
|  | IBC 403.1   |
|  | NFPA 101 42.8.4                                       |
| Automatic Suppression System           | No  |
| Dry Standpipe System                   | Yes   |

**BUILDING CODE REQUIREMENTS (IBC 2015)**

**Height and Area Summary (Table 406.5.4)**

|                   |           |
|-------------------|-----------|
| Allowable Height: | 12 Tiers  |
| Allowable Area:   | Unlimited |

**REQUIRED FIRE RESISTANCE RATINGS**

| ELEMENT (IBC Table 601/NFPA 101 Table A8.2.1.2) | RATING (In Hours) |
|---|-------------------|
| Primary Structural Frame                        | 2                 |
| Bearing Walls:                                  |                   |
| Exterior  | 2                 |
| Interior  | 2                 |
| Non-Bearing Walls & Partitions                  |                   |
| Exterior  | 0                 |
| Interior  | 0                 |
| Floor Construction & Secondary Members          | 2                 |
| Roof Construction & Secondary Members           | 2                 |

**SPECIFIC ROOM RATINGS**

| Room                      | RATING (In Hours) |
|---------------------------|-------------------|
| Stairs and Floor Openings | 0                 |
| Parking Open Ramps        | 0                 |
| Offices + Break Room      | 0                 |
| Electrical                | 0                 |
| Mechanical Room           | 1                 |
| Elevator Shaftway         | 2                 |

**EXTERIOR WALL PROTECTION**

|   |   |
|---|---|
| Wall Fire Resistance Rating (Table 602) | 0   |
| Openings Rating (Table 705.8)           | 0<br>(No rating for 10' or greater per Note c.)<br>(No rating for 10' or greater per Note g.) |

**OCCUPANCY LOADS**

|   |   |
|---|---|
| NFPA Per Chapter 42.8.1.7:                      | None  |
| IBC Per Table 1004.1.2:                         | 1 Per 200 GSF / 454 Per Tier                |
| Egress Width Required: Stairs @ 0.3" Per Person | 137"  |
| Egress Width Provided:                          | 144" (3) 48" Wide Stairs / 152 Persons Each |
| Stair Exit Door Width Required:                 | 30.4"                                       |
| Stair Exit Door Width Provided:                 | 32" Clear Door @ Each Stair                 |

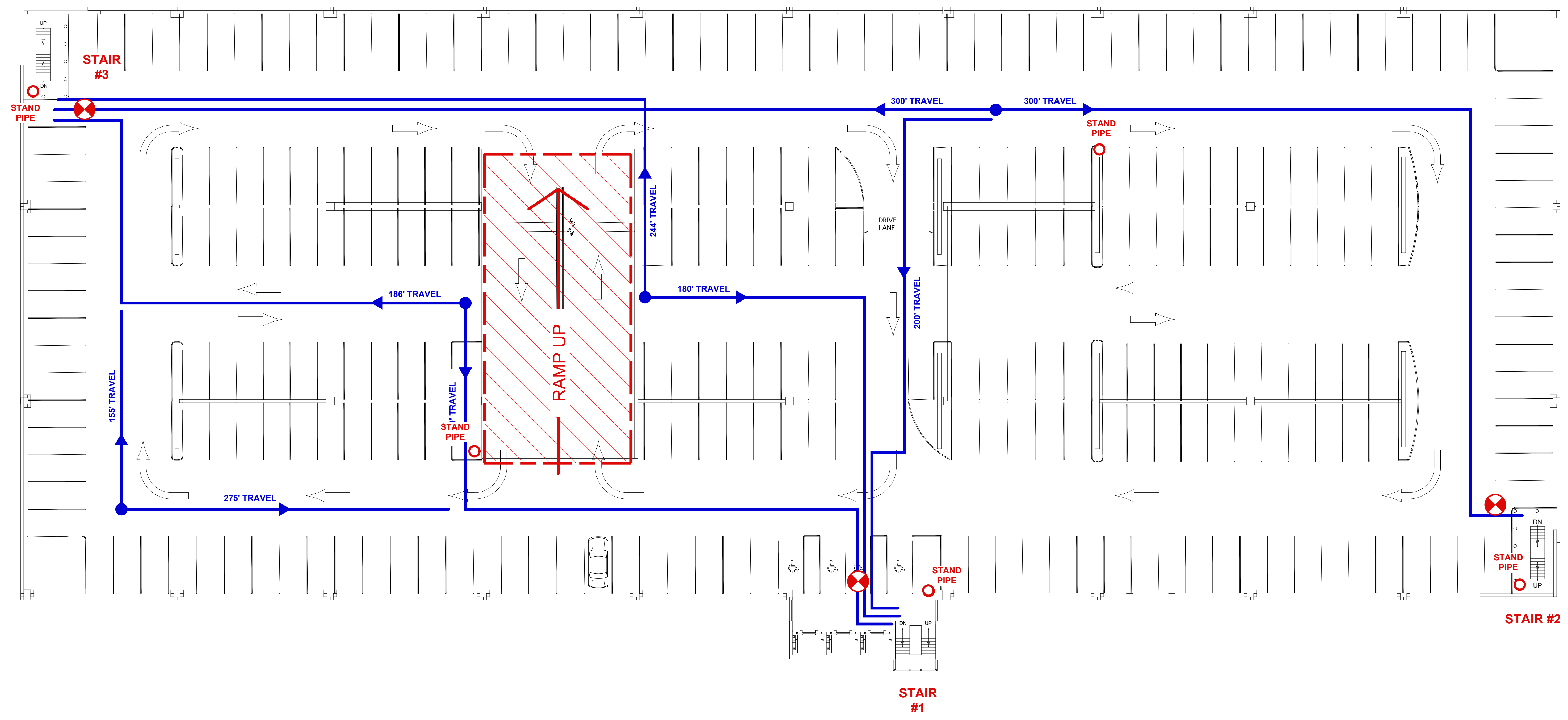
**OPENNESS CALCULATIONS:**

**SECOND FLOOR SUMMARY IBC**

|   |           |
|---|-----------|
| IBC 2015 SECTION 406.5                                      |           |
| SECOND FLOOR WALL AREA:                                     | 12,538 SF |
| SECOND FLOOR NET OPEN AREA:                                 | 6,592 SF  |
| OPENNESS RATIO (20% REQD)                                   | 52%       |
| OPENINGS DISTRIBUTED AROUND 96% OF THE PERIMETER (40% REQD) |           |

**SECOND FLOOR SUMMARY NFPA**

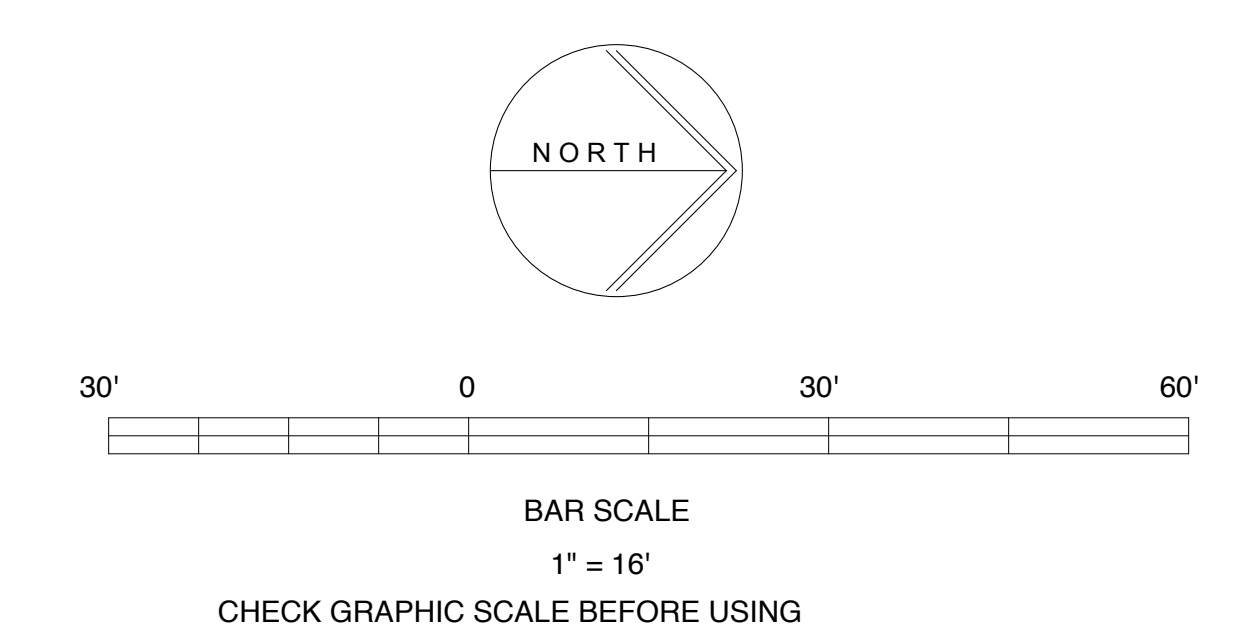
|   |           |
|---|-----------|
| NFPA 101 3.3.254.6  |           |
| SECOND FLOOR PERIMETER:                                     | 1,332 LF  |
| SECOND FLOOR NET OPEN AREA:                                 | 6,592 SF  |
| OPEN AREA PER LF [ 1.4 SF REQD ]                            | 4.9 SF/LF |
| OPENINGS DISTRIBUTED AROUND 96% OF THE PERIMETER (40% REQD) |           |



PARKING GARAGE SECTION DIAGRAM

**SECOND FLOOR CODE INFORMATION PLAN**

1" = 20' - 0" LEVELS 3 - 8 SIMILAR



NOT FOR CONSTRUCTION  
LEVEL III SITE PLAN APPLICATION  
6 / 22 / 18

|            |  |
|------------|--|
| Appr'd     |  |
| Issued For |  |
| Date       |  |
| Rev No     |  |

MMC ST. JOHN ST PG  
PORTLAND, ME  
CODE INFORMATION PLANS

|          |     |                    |          |
|----------|-----|--------------------|----------|
| Designed | MMW | Date               | AS NOTED |
| Checked  | MMW | Date               | 6/22/18  |
| Checked  | MMW | Revised Job Number | 4070.1   |

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